

Marin County Flood Control and Water Conservation District

FLOOD CONTROL ZONE 7 ADVISORY BOARD
SEPTEMBER 14, 2021

STAFF REPORT

Item 1. Approval of Meeting Minutes: September 17, 2020

Attachment 1: September 17 Draft Minutes

<https://www.marinwatersheds.org/sites/default/files/2021-09/draft%20minutes%20Zone%207AB%20091720.pdf>

Recommended Action: Approve minutes.

Item 2. Open Time for Items Not on the Agenda

Comments will be heard for items not on the agenda (limited to three minutes per speaker).

Item 3. Zone 7 FY 2021-22 Budget Adjustment

As part of the FY 2021-22 Budget, the Board of Supervisors approved a spending plan for the County's American Rescue Plan Act funds which included a \$5 million set-aside for Climate Change and Sea Level Rise projects. County staff are currently working to develop a comprehensive evaluation process for high priority projects; however, staff recommended a \$1 million allocation for the levee upgrade project be expedited because of the timing constraints related to the federal grant timelines and the previously identified risk assessments for the Santa Venetia community. The \$1 million in funding, approved by the Board of Supervisors on August 24, will be used to acquire permanent right-of-way access along the levee upgrade alignment that will be utilized during construction and for ongoing maintenance of the system.

With the March 2021 election coming up three votes short of the required two-thirds majority for approval, establishment of Sub-Zone 7A and the proposed special tax will not move forward. However, given the availability of the one-time County sea level rise funding, the project associated with the March 2, 2021 ballot initiative to upgrade the flood barrier, and acquisition of associated temporary and permanent easements, will continue as proposed in 2021 and 2022. Gallinas Levee Upgrade Project funding sources include:

Amount	Funding Source	Purpose
\$3 million	FEMA	Design, construction, permitting
\$840,000	County General Fund	Construction
\$1 million*	American Rescue Plan	Easement purchase
\$1.2+ million	Flood Zone 7	Design, construction, permitting, easement acquisition

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On June 23, 2021 a baseline budget for the Zone, similar to last year’s budget, was adopted. Baseline budgets are meant to be fairly consistent from year to year and therefore do not include major project and other one-time expenses. Expected project expenses will be reviewed with the advisory board and recommendations will be sought for project expenditure budget adjustments before presenting them to the District Board of Supervisors. A revenue budget adjustment was approved by the District Board of Supervisors on August 24, 2021 to transfer the approximately \$1 million in federal one-time sea level rise adaptation funding to the Zone 7 fund for the purpose of acquiring easements along the levee system. The purpose of this advisory board meeting is to review the project expenditure budget adjustments and schedule needed to support the project.

Project Schedule Update as of September 1:

The District had planned on starting construction in fall of 2021 but based on August 27 feedback from the CA Department of Fish & Wildlife and concerns with the lead time required to order materials, project construction is being pushed to the 2022 construction season.

Project Activity	2021		2022				2023		
	Smr	Fall	Wntr	Sprg	Smr	Fall	Wntr	Smr	Fall
Environmental Permitting									
Final Design*									
Easement Purchase*									
Construction									

The budget adjustment being proposed today is for the purpose of funding the project activities marked above with an asterisk only - Final Design and Easement Purchase. Easement purchase costs include \$1,000,000 in total compensation to approximately 100 property owners, a \$200,000 increase for two full-time real estate staff, \$400,000 for right of way-related consultants, and up to \$200,000 for owners to get reimbursed for their own appraisals if they request this. The professional services budget adjustment also includes \$100,000 for additional services such as the erosion and stormwater control plan, preparation of final plans and specifications for construction, and biological consulting support. We will return to the advisory board to recommend budget adjustments at a later date for construction. The latest construction cost estimate is approximately \$3.5 million.

Recommended Action: Recommend the District Board of Supervisors increase the Zone 7 expenditure budget by \$1.9 million for professional services, right-of-way agreements with property owners, and staff labor necessary to finalize design and acquire right-of-way contracts for parcels located along the entire length of the TRB upgrade project in Flood Zone 7. Link to budget line-item adjustments here:

<https://www.marinwatersheds.org/sites/default/files/2021-09/Zone%207%20proposed%20budget%20adjs%20fy2022.pdf>

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Item 4. Levee Upgrade Project Outreach

In an effort to provide accurate and timely information to the Santa Venetia neighborhood about the levee upgrade project, the District has created outreach materials that includes the following components:

- August 27 [Press Release](#) announcing Marin County Board of Supervisors action designating the additional \$1 million to the Santa Venetia Levee Upgrade Project.
- Project Website: The advisory board will be presented a new draft website for the project and asked for feedback before it goes live. The site will be linked to the Marin Watershed Program – Gallinas Levee Upgrade Project page and will be updated throughout the project as necessary.
- Santa Venetia Neighborhood Association: The District Supervisor and staff have been working with the Santa Venetia Neighborhood Association to provide regular updates in the SVNA Newsletter.
- [Timeline Infographic](#): Document is being sent to all property owners who live on the creek side of Vendola Drive; and document will be posted to the new website.
- Informational Mailers: Send informational mailer(s) to all Zone 7 residents to provide project updates.
- One on one meetings will occur now through winter of 2021-22 with levee-adjacent property owners to discuss the project and any easement needs.

Item 5. County Pavement Rehabilitation Project in Santa Venetia

Public Works Engineering Services has engaged District engineers to provide hydraulic QA/QC during design of storm drainage upgrades to be incorporated into a pavement rehabilitation project in Santa Venetia, including LaBrea Way. Based on the number of homes at risk of flooding above finished floors, this is the second highest priority identified in the [2015 Santa Venetia Storm Drain Hydraulic Study](#). The 2015 study recommended to increase the size of storm drains on Labrea, and these recommendations are currently being reviewed and confirmed by District staff and evaluated for feasibility by Engineering Services' consultant. Engineering is contracting with local firm CSW/Stuber-Stroeh Engineering Group to provide the stormwater and pavement design. While District staff expect some flood risk reduction benefits through this project, it is important to note that the benefits of expansion of the storm drain system are limited by the fact that the interior of Santa Venetia is slowly sinking relative to the pump stations to which they discharge. The wet wells for Pump Station #1 and #5 would need to be reconstructed to increase the capacity of the storm drain system and should be considered as part of a future storm drainage project by Zone 7. Funding for pump station projects has not been identified.

Item 6. Schedule Next Meeting

Staff will contact advisory board to schedule meetings when budget adjustments are needed for construction, likely in early 2022. Advisory board members may also request to call a meeting if needed.